

WHAT IS CLAIMED IS:

1. A method for managing rentals of real and personal property items over a data communication network, comprising the steps of:

entering, by using a data communication network, on the part of users
5 who wish to rent out property items, type and description of a property item to be rented out;

storing data related to the property items to be rented out in at least one database connected to a management system;

allowing access, by means of a network server, to said at least one
10 database by a plurality of end customers for browsing said database and selecting a property item to be rented.

2. The method according to claim 1, wherein said users who wish to enter data of property items to be rented out comprise users who own said property items and users who are collaborators of said users who own said
15 property items.

3. The method according to claim 2, wherein said collaborator users can post online only part of the data related to said property items.

4. The method according to claim 2, wherein the access by said users who own the property items and by said collaborator users to said data
20 communication network and to said at least one database comprises the steps of:

entering a user identifier and a password;

accessing said management system;

if the user who accesses said management system is a collaborator user,
25 allowing entry of data related to said property items to be rented out;

if the user who accesses said management system is a user who owns said property items, allowing online posting of new property items, browsing of the status of said property items and execution of operations for managing said property items.

30 5. The method according to claim 4, wherein the access of said

collaborator user to said at least one database is logged in order to allow said management system to calculate a remuneration for said collaborator user.

5 6. The method according to claim 1, wherein operators of said management system connect to said at least one database by using a user identifier and a password.

7. A system for managing rentals of real estate and personal property items over a data communication network, comprising:

10 management means suitable to control the system for managing rentals;
at least one database which is connected to said management means and can be connected, via a data communication network, to a plurality of users who wish to rent property items via said data communication network;

at least one server which is suitable to connect said management means to a plurality of end customers via said data communication network.

15 8. The system according to claim 7, comprising a plurality of users who are collaborators of said users who wish to rent out said property items and are connected to said users who wish to rent out said property items via said data communication network.

20 9. The data communication network according to claim 7, wherein said at least one database can be queried simultaneously by said users who wish to rent out said property items, by said end customers and by personnel assigned to the management of said management means.